

Memorandum

To: Planning Commission Members
From: Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: August 31, 2012
Re: Staff Report for Texas Roadhouse – Development Plan

Item #5 – Texas Roadhouse - Development Plan

(PID #201207300037)

Application: Development Plan
Location: 1879 Stringtown Road
Applicant: Adam Fischer, Thompson Thrift
Zoning: C-2
Use: Restaurant

Relevant Code Section(s):

- 1135.12 Zoning Districts and Regulations – Non-Residential District Requirements
- 1136.05 Landscaping – Minimum Landscape Requirements
- 1136.09 Landscaping – Other Planting Requirements

Project Summary:

The applicant is proposing to construct a Texas Roadhouse on approximately 2.67 acres of land west of Parkway Centre Drive. The area to be developed is part of a larger 4.7 parcel owned by Bob Evans. The site for development will be adjacent to the Drury Inn to the west, Bob Evans Restaurant to the north, HER Realty to the south and Parkway Centre South to the east across Parkway Centre Drive.

Site Plan

The 2.67 acre site will be accessed by a new curb cut on Parkway Centre Drive as well as an additional entrance off the shared entrance drive to Bob Evans and the Drury Inn. 24' wide drive aisles provide access around the lot and connects through to the Drury Inn parking lot in the southwest corner of the proposed development. An access easement is proposed over the southern drive aisle from the Parkway Centre Drive access to the connection with the Drury Inn parking lot. The proposed development meets all parking and building setbacks for the C-2 district.

The submitted development plan contains the proposed Texas Roadhouse as well as a future retail space; however no details have been submitted regarding the future retail space. The area is currently shown on plans as a grass / lawn area and will require a separate development plan be submitted before this portion of the project can be developed.

Building

The proposed Texas Roadhouse will be 7,182 square feet in area with a dining area of 4,653 square feet. Plans also show 5,500 square feet of future retail space; however no details for this structure have been submitted and will require a separate development plan be submitted before it can be developed. The proposed Texas Roadhouse will be single-story, finished in a combination of cedar siding, stone and brick. The structure will be approximately 22 feet in height, with two decorative towers reaching a height of approximately 29 feet. The structure will have a decorative green ("Forest Green") metal roof. Below the decorative roof, the structure will be finished in brick ("Phoenix") with a stone ("Ottawa Drystack") water table and pilasters for accent. Above the decorative roofline the structure is proposed to be finished in pre-stained cedar siding. Parapets have been extended to screen rooftop equipment, and faux cedar shutters and decorative lighting fixtures are proposed above the decorative roofline to break up the cedar portion of the structure. A dumpster enclosure is proposed on the south side of the structure, screened with a matching stone veneer wall.

Parking

The proposed development will contain 189 parking spaces for both the proposed Texas Roadhouse and future retail. The parking proposed exceeds the number of spaces required; 94 spaces and 28 spaces based on the seating area of the restaurant and the proposed square footage of future retail, assuming that the adjacent structure is a retail use. Standard parking stalls will be 9'x20' and six (6) handicap spaces will be available on the site.

Lighting

Seven parking lot lighting fixtures are proposed for the site, with additional decorative lighting on the structure. The 0.5 footcandle minimum is met in all pedestrian and vehicular areas. The proposed site lighting fixtures (WLS Lighting, LS Series) and gooseneck decorative structure lighting have been selected to match the character of other lighting on adjacent developments including Bob Evans and the Drury Inn.

Landscaping

The applicant is proposing a variety of landscaping on the site including landscaping around the perimeter of the building and in parking lot peninsulas. Parking lot landscaping requirements have been met aside from the landscaping buffer between the parking lot and Parkway Centre Drive. Code requires a continuous 3' evergreen hedge, 3' wall, or 3' mound, with one 2" caliper tree per every 35' of lineal frontage between parking lots and public rights-of-way; however because landscaping and fencing currently exist between the proposed parking lot and Parkway Centre Drive, staff is recommending that the applicant only be required to install one 2" caliper tree per every 35' of lineal frontage within the landscape setback along Parkway Centre Drive and preserve the existing landscaping and fencing within this area.

Signage

Because the property is located in a C-2 district, all proposed signage will be reviewed and approved administratively by the Building Division through the sign permit process.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following stipulations:

1. One 2" caliper tree shall be installed per 35 feet of lineal frontage within the parking setback along Parkway Centre Drive.
2. All existing landscaping and fencing shall be preserved along Parkway Centre Drive.